



**City of Santa Barbara**  
Airport Department

**DATE:** March 16, 2011  
**TO:** Airport Commission  
**FROM:** Karen Ramsdell, Airport Director  
**SUBJECT:** Lease Agreement – Cable Com of California, Inc.

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Cable Com of California, Inc., a Delaware Corporation, for 1,600 square feet of Building 115, at 6160-C Wallace Becknell Road, and 9,750 square feet of unpaved land at 6165 Francis Botello Road, at the Santa Barbara Airport, effective April 1, 2011, for a monthly rental of \$3,173.

**DISCUSSION:**

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

Cable Com of California, has been an Airport tenant in good standing since April 1, 2006. The company is a Cox Communications subcontractor and leases the building for dispatching and storage activities and the yard for the storage of materials, equipment and vehicles. The use conforms to existing zoning.

The proposed monthly building rental is based on a rate of \$1.47 per square foot for office space, and \$.74 for storage and is comparable to office/storage space on the Airport for similar use and in similar condition. The current office rate ranges from \$1.35 to \$1.85. Storage rates range from \$.68 to \$1.00. The land rental is based on a rate of \$.174. The current land rate is \$.14 to \$.37. The new rental represents a 1.5% increase over the previous year.

Lessee will also pay monthly utilities of \$35.25 for sewer service and \$65.50 for water.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map